

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1008254
Property Description/Address: 5936 Pauline Rd NW,
Lot 41-A Block 2 Gavilan Addition

Date Submitted: April 29, 2010
Submitted By: Diane Grover

Meeting Date/Time: April 28, 2010, 6:00 p.m.
Meeting Location: Los Griegos Multi-purpose Center
Facilitator: Diane Grover
Co-facilitator: n/a

Parties:

Mario Sanchez, Applicant
Derrick Archuleta, Arch Plan and Land Use Consultants, Agent
Gavilan Neighborhood Association (“GNA”)

Note: Individual names can be found at the end of this report.

Background/Meeting Summary:

Applicant Mario Sanchez requests through his agent, Derrick Archuleta of Arch & Plan Land Use Consultants, a Zone Map Amendment from RA-2 to R-1 in an effort to subdivide the property into two lots. The applicant would like to build 2 homes on the property.

Mario presented his plans to neighbors, and circulated the floor plan for the larger property, which he said will remain primarily the same whether the zone change is approved leading to a potential subdivision or not. He has not drawn up plans for the second home so as not to waste time and money should the request be denied. Mario stressed that while his eventual intention is to build the homes and sell them, it is important to him to be a good neighbor and get along well with neighbors. He would like neighbors support but wants a good relationship regardless of the outcome of his request or the level of neighbor support.

While neighbors and applicant had very different perspectives and goals, there was a great deal of good will at the meeting and all worked together respectfully. Neighbors are strongly opposed to the zone change, which they fear could lead to more and similar requests which would eventually forever change their neighborhood. They are proud of their large lots, and have opposed similar zone changes and subdivisions in the past. It is important to them to be consistent in their response to such requests so that future requests can be handled the same way with no questions as to why they supported some requests and not others. Among their concerns are precedence setting; maintenance of their RA1 zoning classification that is now rare in Albuquerque; maintenance of the integrity of their neighborhood; and retaining the right to keep farm animals on their property.

Neighbors expressed their gratitude for the work the applicant has done in cleaning up his property, which had become an eyesore with previous owners, and for his plans to improve the existing home. They offered to help the applicant if they could with ongoing clean up. Neighbors in attendance at the meeting were unanimous in their opposition to this application.

The meeting ended with agent Derrick Archuleta getting some phone numbers from neighbors so that they could be contacted and advised if anything changes in response to this meeting.

Outcome:

Areas of Agreement:

- Neighbors and applicant want continued good relations between themselves
- Neighbors are willing to work with applicant in the clean up of his property
- Neighbors are happy with applicant's clean up and intent to improve the property

Unresolved Issues, Interests and Concerns:

- Neighbors in attendance were strongly opposed to any subdivision of property
- Neighbors in attendance were opposed to a zone change
- Neighbors felt that development of two smaller properties would lead to a potential for rental properties; applicant felt certain that properties would be too expensive to be rental properties.
- Neighbors were concerned that they are not a recognized neighborhood association and wish to remedy that situation.
- Neighbors were concerned that they did not know of the pre-hearing meeting and would have liked to attend and voice their concerns with the project.

Meeting Specifics:

- 1) Applicant Presentation
 - a) Applicant Mario Sanchez is a general contractor by trade
 - b) Applicant is owner of property at 5936 Pauline NW
 - c) Purchased property because of potential of the neighborhood
 - d) Subject property has been a blighted property
 - i) Put neighbors at disadvantage
 - ii) Believes applicant plans will enhance property values
 - e) Saw potential for 2 homes
 - i) One fronting Gavilan
 - ii) One fronting Pauline
 - f) Views property as unique
 - i) Dual facing on Gavilan and Pauline
 - ii) Fronts commercial property on 4th Street
 - g) Plans
 - i) Requesting zone change from RA1 to R1
 - ii) Wants to subdivide lots; one 10,500 sq. ft. and the other 6,500 sq. ft.
 - iii) Circulated floor plan for larger home

- (1) Will stay virtually the same whether request for subdivision is approved or declined
 - (2) Preserving what is there i.e. hard wood floors
 - (3) Guest house per City code – no kitchen
- iv) Does not have plans for smaller home – will not invest time and money to create unless request is approved
- v) Believe what they create will enhance property values on Pauline and Gavilan
- vi) Both homes will be sold
 - (1) Will be upscale homes
 - (2) Owner anticipates will be too costly to be used as rentals
 - (a) Neighbors feel this cannot be guaranteed and potential exists for rental
 - (b) Owner firmly believes no potential for rental units
- h) Good will
 - i) Applicant wants to be good neighbor
 - ii) Would like support for his application
 - iii) Desire for good will extends past this request – no ill will if neighbors do not support
- 2) Agent Presentation
 - a) Believes location lends itself to applicant plans
 - i) Dion's located to the East (now for sale)
 - ii) Subject property would be good transitional property
 - iii) Corridor is now known as "infill"
 - b) Requesting zone change to support planned lot size
- 3) Neighbors questions and concerns
 - a) Summary of overall neighborhood beliefs
 - i) Subject lot has been longstanding neighborhood problem – neighbors are pleased to see applicant care for property and improve it
 - ii) Larger lot sizes are huge appeal to neighbors
 - iii) RA1 zoning is rare in Albuquerque and source of pride to neighbors
 - iv) Neighbors very collaborative in protecting their neighborhood and quality of life
 - (1) Have worked diligently with the North 4th Corridor Plan and successfully opposed some changes to their neighborhood
 - v) Have successfully opposed lot subdivisions at least 4 times in the past
 - (1) One on northwest side of Gavilan
 - (2) One across the street from subject property
 - (3) One next door to subject property
 - vi) Neighbors are uniformly opposed to any subdivision of property
 - b) Maintenance of subject property
 - i) Neighbors in attendance generally agreed that the subject property has been poorly maintained for quite some time and agree it has been a blight on the neighborhood
 - ii) Neighbors in attendance agreed that they are very happy that applicant has cleaned it up and is planning to build on it
 - c) Return on investment
 - i) One neighbor acknowledged that applicant would like to get the best financial outcome possible

- ii) Neighbor suggested applicant could get best financial outcome by just improving existing home with addition and making it a great home to maximize return without subdividing and creating 2 properties.
- d) Unity of Neighbors
 - i) Neighbors generally agree that subject property has been eyesore for at least 5 years
 - ii) Neighbors have worked with City to get rid of former owner of property
 - iii) Majority, if not all neighbors, are thankful to applicant for improving the property
 - iv) Neighbors want to maintain the integrity of the neighborhood
- e) Zone Change
 - i) Neighbor stated that zone change takes away much of property benefit.
 - (1) Has farm animals from time to time and does not want to give up that right.
 - (2) Concerned that any zone change could bleed into other neighborhood properties and lead to zone change for the whole area
 - (3) Neighbors want to maintain current lot sizes
 - (4) Neighbors want to maintain the right to own farm animals on property
 - (5) Neighbors afraid of what change would lead to
- f) Subdivision of property
 - i) Strongly opposed by neighbors
 - ii) Afraid of what it would open things up to
 - iii) Proud of larger properties in neighborhood
- g) Unique aspect of lot
 - i) Neighbors disagree that lot is unique
 - ii) Lot at other end of Pauline is similar in size and makeup
 - iii) Large lots exist backing up to Guadalupe
- h) Precedence setting
 - i) Neighbors feel that ripple effect could lead to other requests for zone change; subdivision
 - ii) Neighbors want consistency in handling of subdivision requests – supporting this application could lead to problems opposing others.
- i) Willingness to help
 - i) Neighbors are happy to help applicant in cleaning up property
 - ii) Neighbors try to support all neighbors by working together
- j) Sale of property
 - i) Most neighbors were not aware when property was up for sale the 2nd time
 - ii) One neighbor had potential buyer and approached applicant with name
 - iii) Other neighbors would have been willing to purchase the property and still are
- k) Agricultural Ambiance
 - i) It is important to neighbors to maintain the agricultural ambiance of the neighborhood
 - ii) Some neighbors maintain farm animals
 - iii) RA1 has become rare in Albuquerque and neighbors wish to maintain.
- 4) Applicant perspective
 - a) Believes he does respect area – recently opposed North 4th Coalition to maintain the zoning on East side of Pauline. They resisted change to mixed use on Pauline and prevailed.
 - b) Views his lot as the only one that lends itself to subdivision.
 - c) Planned homes will be too expensive to rent

Next Steps:

Applicant will contact neighbors and advise them if anything changes in response to things he learned at the meeting.

Action Plan:

None noted

Action Items:

None noted.

Application Hearing Details:

1. Hearing scheduled for May 13, 2010
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
 - c. The agenda is posted on www.cabq.gov/planning/epc/index on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
 - a. Written comments must be received by 5:00 p.m May 4 to be included as an attachment to the staff report. Comments may be sent to:

Catalina Lehner, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
clehner@cabq.gov
(505) 924-3935

OR

Doug Peterson, Chair, EPC
Laurie Moye, Vice Chair, EPC
% Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Comments:

Neighbors were concerned that they were not aware of the pre-hearing meeting in connection with this case. Had they known, they would have attended and made their opposition known. Neighbors were not necessarily aware that their NA was not recognized by the City of Albuquerque and want to take steps to be a recognized neighborhood association. They know to work with Stephanie to get this accomplished.

Names & Affiliations of Attendees:

Karen Marks	GNA
Shannon Beaucaire	City of Albuquerque
Art Cordova	GNA
Virginia Cordova	GNA
Jerry Snider	GNA
Claire Goldstein	GNA
Brandy Womack	GNA
Ronnie Meek	GNA
Avona Snider	GNA
Carol Pierce	GNA
Samuel Philips	GNA
Alice Reidl	GNA
David Clark	GNA
Sarah Sower	GNA
Bob Polito	GNA
David Clark	GNA
Ellen Jaffe	GNA
Lupe Marroquin	GNA
Chris Philips	GNA
Derrick Archuleta	Agent
Mario Sanchez	Applicant